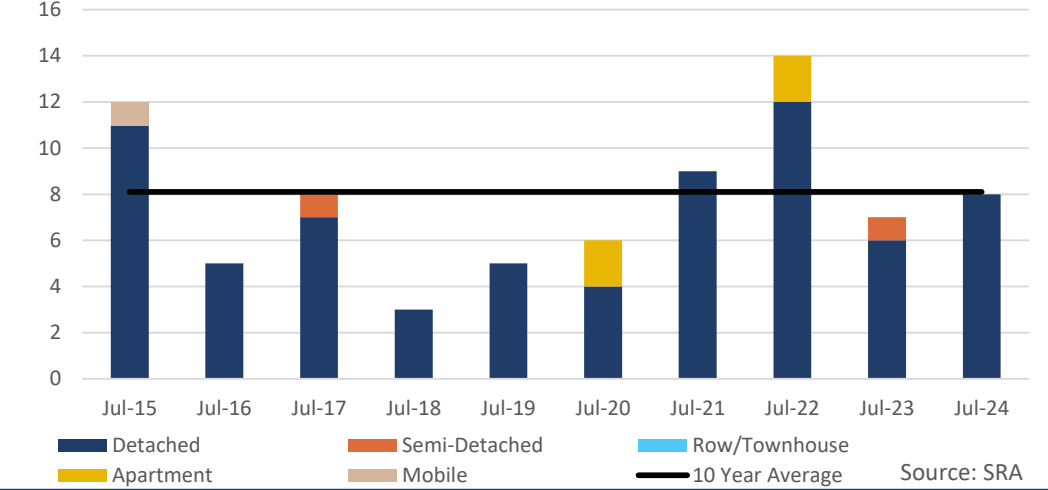


Monthly Sales Comparison



SALES

8

↑ 14.3% Y/Y | ↓ 6.0% YTD  
 VS. 10-YEAR AVERAGE  
 ↓ 1.2% | ↓ 13.3% YTD



NEW LISTINGS

10

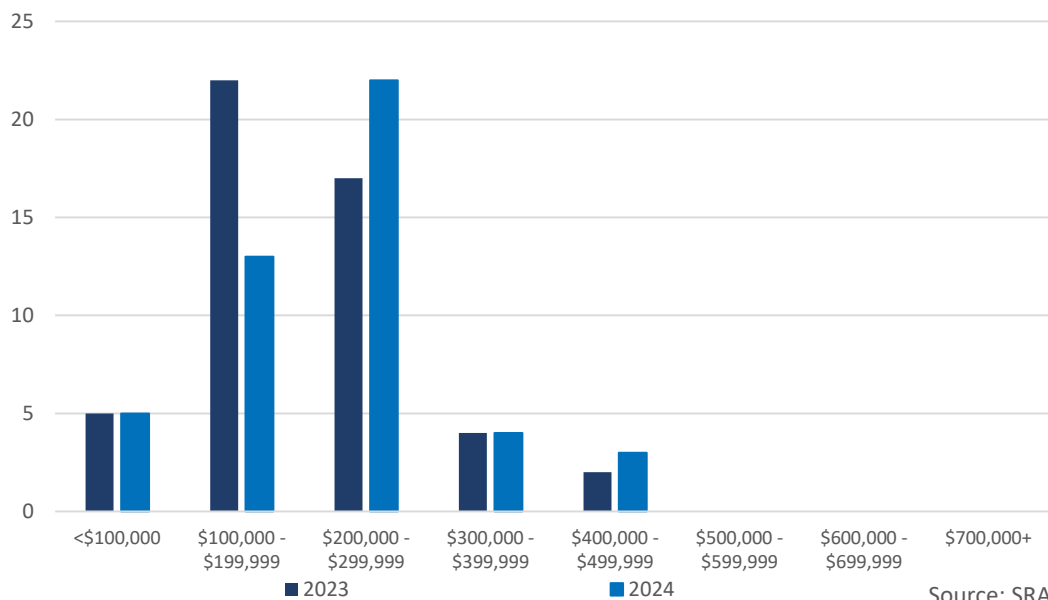
↓ 37.5% Y/Y | ↓ 26.7% YTD  
 VS. 10-YEAR AVERAGE  
 ↓ 26.5% | ↓ 41.9% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

YTD-JUL



INVENTORY

24

↓ 36.8% Y/Y | Monthly trend\*  
 VS. 10-YEAR AVERAGE  
 ↓ 55.7% | ↓ 52.6% YTD



MONTHS OF SUPPLY

3.00

↓ 44.7% Y/Y | Monthly trend\*  
 VS. 10-YEAR AVERAGE  
 ↓ 63.1% | ↓ 49.1% YTD



# MELFORT - JULY 2024

## July 2024

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Actual	Y/Y%	Actual	Y/Y%
Detached	8	33%	10	-29%	23	-32%	2.88	-49%	32	\$239,200	5%	\$264,688	15%
Semi-Detached	0	-100%	0	-100%	0	-100%	-	-	-	-	-	-	-
Row/Townhouse	0	-	0	-	0	-	-	-	-	-	-	-	-
Apartment	0	-	0	-100%	0	-100%	-	-	-	-	-	-	-
Acreage	0	-	0	-	0	-	-	-	-	-	-	-	-
Mobile	0	-	0	-	0	-	-	-	-	-	-	-	-
Muti-Family	0	-	0	-	1	0%	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>8</b>	<b>14%</b>	<b>10</b>	<b>-38%</b>	<b>24</b>	<b>-37%</b>	<b>3.00</b>	<b>-45%</b>	<b>32</b>	<b>\$241,100</b>	<b>6%</b>	<b>\$264,688</b>	<b>11%</b>

## 10-Year Averages

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff	Avg	%Diff
Total Residential	8	-1%	14	-26%	54	-56%	8.14	-63%	81	\$202,890	19%	\$194,008	36%

## Year-to-Date

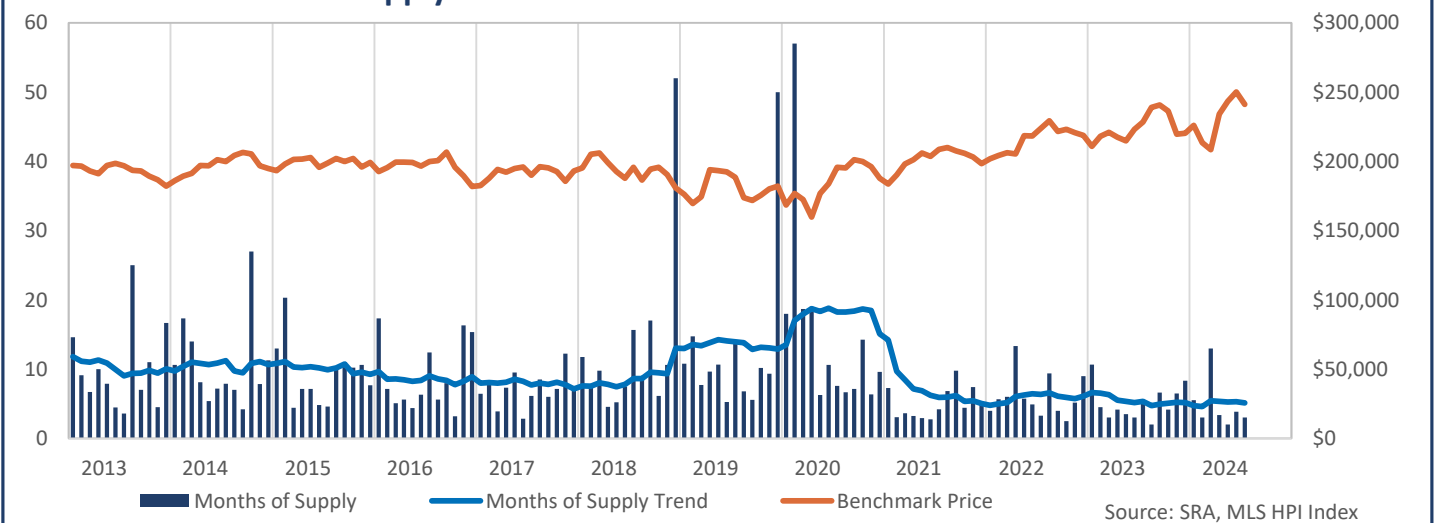
### July 2024

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Actual	Y/Y%	Actual	Y/Y%
Detached	40	0%	52	-16%	21	-11%	3.68	-11%	72	\$229,129	5%	\$234,423	8%
Semi-Detached	3	50%	3	0%	1	150%	1.67	67%	35	-	-	\$259,333	-7%
Row/Townhouse	0	-100%	0	-100%	0	-	-	-	-	-	-	-	-
Apartment	4	-33%	0	-100%	1	-68%	2.00	-52%	163	-	-	\$143,125	-13%
Acreage	0	-	0	-	0	-	-	-	-	-	-	-	-
Mobile	0	-100%	0	-100%	0	-100%	-	-	-	-	-	-	-
Muti-Family	0	-	0	-	1	-42%	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>47</b>	<b>-6%</b>	<b>55</b>	<b>-27%</b>	<b>24</b>	<b>-21%</b>	<b>3.55</b>	<b>-16%</b>	<b>77</b>	<b>\$230,943</b>	<b>5%</b>	<b>\$228,243</b>	<b>8%</b>

## 10-Year Averages

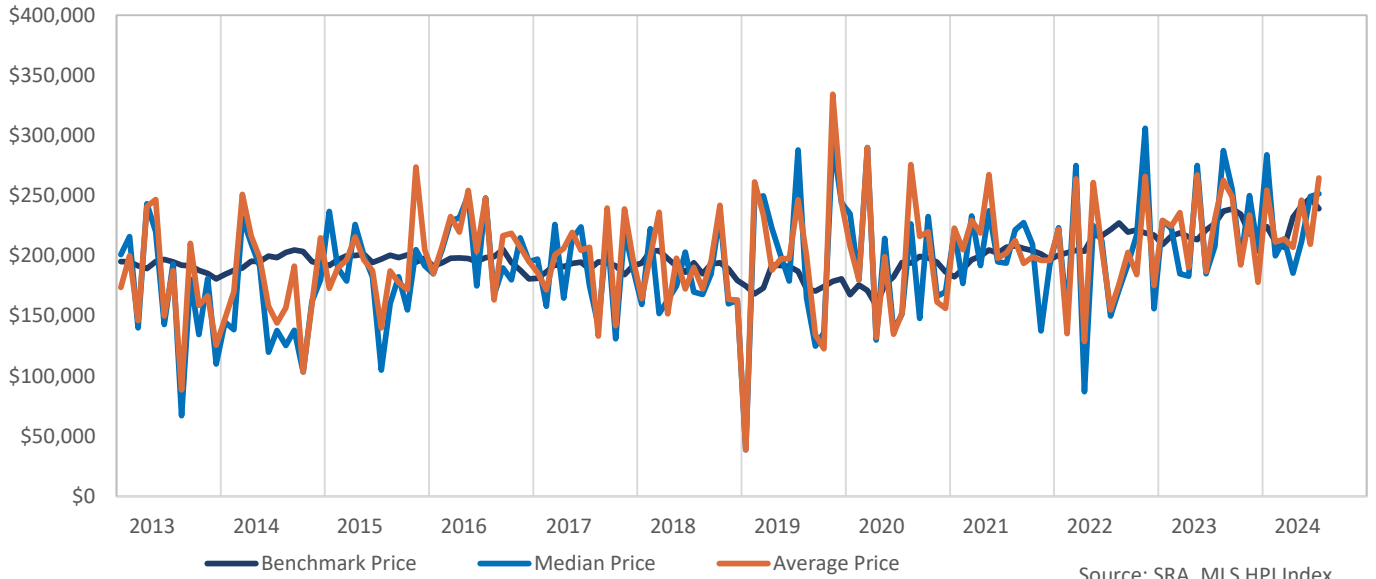
	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff	Avg	%Diff
Total Residential	54	-13%	95	-42%	50	-53%	6.98	-49%	81	\$196,879	17%	\$197,881	15%

## Residential Months of Supply and Price

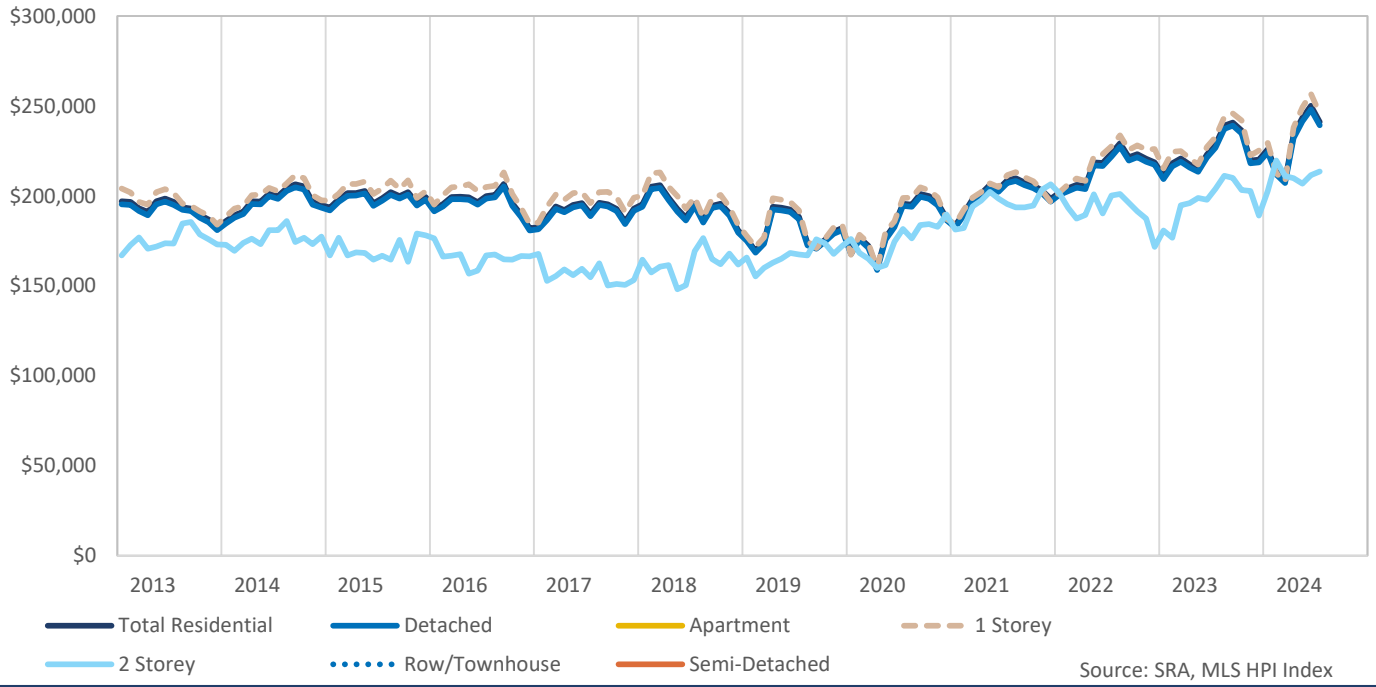




### Detached Pricing



### Benchmark Price





### HPI Benchmark Attributes

	Composite
Bedrooms, Above Ground	3
Bathrooms, Full	2
Bathrooms, Half	0
Garage	Attached, Single width
Gross Living Area, Above Ground (Sq. Ft.)	1120
Lot Size	-
Fireplaces, Number of	0
Year Built	1972
July 2024 Benchmark Price	\$241,100
Detached Share of Sales, Last 3 Years	96%
Semi-Detached Share of Sales, Last 3 Years	-
Apartment Share of Sales, Last 3 Years	-
Townhouse Share of Sales, Last 3 Years	-

	Detached	1 Storey	2 Storey
Bedrooms, Above Ground	3	3	3
Bathrooms, Full	2	2	2
Bathrooms, Half	0	0	0
Garage	Attached, Single width	Attached, Single width	Attached, Single width
Gross Living Area, Above Ground (Sq. Ft.)	1120	1101	1313
Lot Size	6900	6900	6250
Fireplaces, Number of	0	0	0
Year Built	1972	1973	1951
July 2024 Benchmark Price	\$239,200	\$245,600	\$213,500
Share of Total Sales, Last 3 Years	96%	86%	14%

	Semi-Detached	Row/Townhouse	Apartment
Bedrooms, Above Ground	-	-	-
Bathrooms, Full	-	-	-
Bathrooms, Half	-	-	-
Garage	-	-	-
Gross Living Area, Above Ground (Sq. Ft.)	-	-	-
Fireplaces, Number of	-	-	-
Year Built	-	-	-
July 2024 Benchmark Price	-	-	-
Share of Total Sales, Last 3 Years	-	-	-







